



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

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July 22, 2019

PUBLIC NOTICE OF PENDING ACTION
STANDARD COASTAL DEVELOPMENT PERMIT

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, August 22, 2019 in the Fort Bragg Public Library, 499 East Laurel Street, Fort Bragg, California, at 10:00 a.m. or as soon thereafter as the item may be heard, will hear the below described project that is located in the Coastal Zone.

CASE#: CDP_2019-0008

DATE FILED: 2/22/2019

OWNER: ROBERT BERNSTEIN

APPLICANT/AGENT: KAREN CHAMBERS

REQUEST: Standard Coastal Development Permit for relocation and after-the-fact authorization of a 120 sq. ft. storage shed on a parcel with an existing single family residence.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, within the Town of Elk, on the west side of Highway 1 (SH 1), located at 5850 S. Hwy. 1 (APN: 127-181-02).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JESSIE WALDMAN

The staff report and notice will be available for public review 10 days prior to the hearing at 860 North Bush Street, Ukiah, and 120 W. Fir Street, Fort Bragg, California and on the Department of Planning and Building Services website at:

<https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

As you are an adjacent property owner and/or interested party, you are invited to appear at the hearing, or to direct written comments to Planning and Building, Services 860 N Bush Street, Ukiah, CA 95482, attention Commission Staff. If you would like to be notified of the Coastal Permit Administrator's action, please submit a written request to this office. All correspondence should contain reference to the above noted case number.

The decision of the Coastal Permit Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final unless appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Coastal Permit Administrator at or prior to, the public hearing.

Additional information regarding the above noted case may be obtained by calling Jessie Waldman at the Department of Planning and Building Services, 707-964-5379, Monday through Friday.

BRENT SCHULTZ, Director of Planning and Building Services



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT FOR STANDARD CDP**

**CDP_2019-0008
AUGUST 22, 2019**

SUMMARY

OWNER: ROBERT BERNSTEIN
31723 HIGHWAY 128
CLOVERDALE, CA 95425

APPLICANT/AGENT: KAREN CHAMBERS
PO BOX 45
ELK, CA 95432

REQUEST: Standard Coastal Development Permit for relocation and after-the-fact authorization of a 120 sq. ft. storage shed on a parcel with an existing single family residence.

LOCATION: In the Coastal Zone, within the Town of Elk, on the west side of Highway 1 (SH 1), located at 5850 S. Hwy. 1 (APN: 127-181-02).

TOTAL ACREAGE: 0.2± Acres

GENERAL PLAN: Rural Village, RV

ZONING: Rural Village, 40,000 square foot minimum, RV:40K

SUPERVISORIAL DISTRICT: 5th Supervisorial District (Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt. Pursuant to Article 19, Section 15303, Class 3(e), of the California Environmental Quality Act, construction of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: Jessie Waldman

BACKGROUND

PROJECT DESCRIPTION: A Standard Coastal Development Permit for relocation and after-the-fact authorization of a 120 sq. ft. storage shed on a parcel with an existing single family residence.

RELATED APPLICATIONS ON-SITE:

- F-4635 Greenhouse
- CE_27-95 Septic Replacement

NEIGHBORING PROPERTIES:

- APN: 127-150-01 CDP_54-04 – Garage; CE_71-04 – Septic Repair
- APN: 127-181-01 CDP_77-97 – Septic Replacement
- APN: 127-181-15 LCP 89-173; CDP_17-94 – SFR; CDP_45-00– SFR Addition; CDPM_45-00(12) – SFR Addition

SITE CHARACTERISTICS: The project site is located, in the Coastal Zone, within the Town of Elk, on the west side of State Route 1 (SR 1), 0.5± miles north of its intersection with Philo-Greenwood Road (CR 132), as shown on *Attachment A: Location Map*. The parcel is developed with a single family residence and a detached garage/shop, constructed in 1961, as well as a greenhouse constructed in 1981. The site is situated on a relatively flat plain, landscaped with well-established landscaping plants, and fencing. The project site is surrounded by neighboring single family residences, to the north and south, and range land to the east, as shown on *Attachment B: Aerial Imagery*.

SURROUNDING LAND USE AND ZONING: As listed on Table 1 below, the surrounding lands are classified and zoned Rural Village (RV) and Range Land (RL) and are developed with residential and agricultural uses. The proposed storage shed is consistent with the surrounding land uses and development.

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Village (RV)	Rural Village (RV:40K)	0.7± Acres	Residential
EAST	Range Land (RL)	Range Land (RL160)	86.2± Acres	Residential/AG
SOUTH	Rural Village (RV)	Rural Village (RV:40K)	1.5± Acres	Residential
WEST	Rural Village (RV)	Rural Village (RV:40K)	1.5± Acres	Residential

LOCAL COASTAL PROGRAM CONSISTENCY

The proposed development is consistent with the goals and policies of the Local Coastal Program, General Plan, and Zoning Codes as detailed below:

Land Use: The proposed project is located within the boundaries of the Local Coastal Program (LCP) area and is shown on *Attachment I: LCP Map 20: Elk*. The parcel is classified as Rural Village (RV) by the Mendocino County General Plan. The Rural Village (RV) classification is intended to preserve and maintain the character of the rural atmosphere and visual quality of the following villages: Westport, Cleone, Caspar, Little River, Albion, Elk and Manchester; and to provide a variety of community-oriented neighborhood commercial services; and to provide and allow for mixed residential and commercial activities (Coastal Element Chapter 2.2).

The site is developed with a single family residence and a detached garage/shop, constructed in 1961, as well as a greenhouse constructed in 1981. This application seeks to relocate an after-the-fact constructed shed to a location meeting the Zoning yard setbacks, per Mendocino County Code (MCC) Section 20.388. The proposed storage shed, is consistent with allowed accessory uses associated with residential development.

Zoning: The project site is located within a Rural Village (RV: 40K) zoning district, which is intended to preserve and maintain the character of the rural atmosphere and visual quality of existing coastal rural villages; to provide a variety of community-oriented neighborhood commercial services; and to provide and allow for mixed residential and commercial activities (MCC Section 20.388.005). The proposed accessory use, of a building to be used as a storage shed, may be permitted as specified by MCC Section 20.465.015 and Division II of Title 20 of Mendocino County Codes.

The parcel's zoning designation (RV:40K) requires a 40,000 square foot minimum parcel size; however the established parcel is 0.2± acres (9,636 sq. ft.) in size. The project would comply with the minimum front and rear requirements for the RV District for the parcel size, which are 20 feet each and the minimum side yard requirements, which are 6 feet each (MCC Chapter 20.388). A rear yard setback exception of a minimum of 5 foot to the rear parcel boundary line allows for detached storage sheds, under 500 square feet and less than 15 feet in height (MCC Section 20.444.015(F)). As currently proposed, the storage shed would be located 6 feet from the side yard, southern parcel boundary line and 5 feet from the rear, western parcel boundary lines. The maximum building height allowed in the RV District is 35 feet above the natural grade for non-Highly Scenic Areas, such as the project site (MCC Chapter 20.388). To allow for a reduction in the rear yard setback building heights are limited to 15 feet (MCC Section 20.444.015(F)). As currently proposed, the storage shed would be a maximum height of 12

feet and 7 inches, which would comply with the maximum building height requirement. The proposed project would increase the existing lot coverage by 0.8 percent and, as developed, results in a combined lot coverage of 18.5 percent, which would not exceed the maximum allowed lot coverage of 50 percent for parcels of this size located within an RV District. A minimum of two off-street parking spaces are required for the first residential unit and no parking space is required for the storage shed. The site has adequate capacity for the required parking.

Visual Resources: The site is not mapped as a Highly Scenic Area and the storage shed is accessory to the principally permitted uses for RV Districts. Surrounding parcels the south and east of the site are mapped Highly Scenic and Conditionally Highly Scenic Areas, as shown in *Attachment P: Highly Scenic & Tree Removal Areas*. The proposed project would not increase view obstruction from South Highway 1 (SR 1) and is visually compatible with the character of surrounding areas (MCC Chapter 20.504.010).

Hazards Management: The proposed project includes the relocation of an after-the-fact constructed storage shed. The property is in an area of "High Fire Hazard" severity rating, as shown on *Attachment N: Fire Hazard Zones & Responsibility Areas*. Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire) and the Elk Community Services District (ECSD). No State Fire Safe Regulations Application Form for the project was submitted by the Applicant to CalFire, as no new structures would be occurring on the parcel. The proposed project was referred to both fire protection agencies. CalFire was notified of the proposed project, no response has been provided at this time. Elk Community Services District responded with recommendations of approval on May 17, 2019. A standard condition requiring the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction ensures any fire protection policy or plan would be addressed. The proposed project is consistent with MCC Chapter 20.500 regulations for hazard areas, including geologic hazards (faults, bluffs, tsunami, landslides, and erosion), fire and flood hazards.

Habitats and Natural Resources: The site is primarily designated as barren, as shown on *Attachment K: LCP Habitats & Resources*. No botanical survey was requested as the mapping does not indicate that the area of proposed development would be adjacent to sensitive coastal resources. The proposed project requires construction to relocate the structure and the proposed improvements would occur within already disturbed areas, thereby minimizing impacts to potential sensitive habitats and species within the vicinity. Staff finds the project would not significantly impact sensitive habitats or resources.

Grading, Erosion, and Run Off: The area of the proposed storage shed is relatively flat with gentle sloping towards the west, away from State Route 1 (SR 1) and little to no grading would be required to accommodate the proposed development. No conditions are necessary to ensure consistency with LCP policies related to grading, erosion and run off.

Groundwater Resources: The site is designated on the Mendocino County Coastal Groundwater Study Map as a Critical Water Resource Area, as shown on *Attachment O: Ground Water Resources*. The subject property is already developed with a single-family residence and accessory improvements. The proposed storage shed would support the existing residential use of the parcel. The project was referred to the Mendocino County Division of Environmental Health (DEH) and Elk Country Water District was has not provided a response at this time.

DEH responded on May 28, 2019, recommending the requirement that DEH be notified with any change of building location, due to the location of the existing leach field system on site. Staff recommends **Condition 9** requiring that, prior to issuance of the Coastal Development Permit, the land owner shall provide a written statement to Planning and Building Services and DEH acknowledging limitations of future structure locations due to the location of the existing septic system and any deviation of the proposed location of the storage shed shall obtain approval from the Coastal Permit Administrator and the Division of Environmental Health.

As conditioned, Staff recommends that the proposed project is consistent with the Local Coastal Program policies related to groundwater resources and DEH.

Archaeological/Cultural Resources: For small projects such as the construction of storage shed with associated improvements, Mendocino County Department of Planning and Building Services' procedure is to not refer these types of projects to either California Historic Resource Information System (CHRIS) or

the Mendocino County Archaeological Commission. PBS procedure (as detailed in a Staff Memorandum) was reviewed by the Mendocino County Archaeological Commission in 2005 and again in 2014 and was determined to be an appropriate guidance document for which projects require archaeological review.

Staff notes that **Condition 8** advises the property owners of a "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction activities associated with the project. As conditioned, Staff recommends that the project is consistent with Mendocino County policies for the protection of the paleontological and archaeological resources.

The project was referred to three local tribes for review and comment, including the Sherwood Valley Rancheria, Redwood Valley Rancheria, Potter Valley Tribe and the Cloverdale Rancheria. As of this date, no response has been received from the tribes.

Transportation/Circulation: The project will not contribute new sources of traffic on local and regional roadways. Staff finds the project would not impact transportation or circulation and would be provided with adequate access. The proposed project was referred to Mendocino County Department of Transportation (DOT) and the California Department of Forestry and Fire Protection (CalFire) for input, where DOT responded with "no comment" and CalFire had no response as of this date.

As conditioned, Staff finds the project to be consistent with Mendocino County policies for transportation, utilities and public services protection and would be consistent with Chapter 20.516 regulations.

Public Access: The site is located, within the Town of Elk, west of Highway 1 (SR 1), north of Philo-Greenwood Road (CR 132) and is not designated as a potential public access trail location, as shown on *Attachment I: LCP Land Use Map 20: Elk*. The nearest existing public access to the shore is located to the south at the Greenwood/Elk State Park Shoreline Access, on the west side of Highway 1 (SR 1). There will be no impacts to public access.

ENVIRONMENTAL DETERMINATION

The project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Article 19, Section 15303, Class 3(a), construction of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences is categorically exempt from environmental review.

PROJECT FINDINGS AND CONDITIONS

Pursuant to the provisions of Chapter 20.532 and Chapter 20.456 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed storage shed and adopts the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed development of the storage shed is in conformity with the certified Local Coastal Program. Development of the storage shed, appurtenant structures, and associated utilities as defined by MCC Section 20.308.035(D) is allowed with an approved Standard Coastal Development Permit; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed development of the storage shed would be provided with adequate utilities, access roads, drainage, and other necessary facilities; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed development is consistent with the purpose and intent of the Rural Village zoning district, as well as all other provisions of Division II of Title 20 of the Mendocino County Code, and preserves the integrity of the Rural Village zoning district. With compliance with the conditions of approval, the proposed development of the storage shed would satisfy all development requirements for the district; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed development of the storage shed, if completed in compliance with the conditions of approval, will not have any significant adverse impacts

on the environment within the meaning of the California Environmental Quality Act. Accessory (appurtenant) structures, such as storage sheds, are categorically exempt pursuant to Article 19, Section 15303(a), and

5. Pursuant with MCC Section 20.532.095(A)(5), the proposed development of the storage shed would not have any adverse impact on any known archaeological or paleontological resources, and Condition 8 is in place when archaeological sites or artifacts are discovered; and
6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the site. The site is currently developed with a single family residence and the proposed development of the storage shed would not affect demands on public services; and
7. Pursuant with MCC Section 20.532.095(B), the proposed development of the storage shed would not diminish public access to Mendocino County coastal areas and conforms to the goals and policies of the Coastal Element of the General Plan. The project site is located between the first public road and the sea; and is not designated as a potential public access point.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The Applicants shall secure all required building permits for the proposed development of the fencing and gate, appurtenant structures, and associated utilities as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.

8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. Prior to issuance of the Coastal Development Permit, the land owner shall provide a written statement to Planning and Building Services and DEH acknowledging limitations of future structure locations due to the location of the existing septic system and any deviation of the proposed location of the storage shed shall obtain approval from the Coastal Permit Administrator and the Division of Environmental Health.

Staff Report prepared by:

7-24-2019

DATE



JESSIE WALDMAN
PLANNER I

Appeal Period: 10 Days
Appeal Fee: \$1,616.00

ATTACHMENTS:

- | | |
|---------------------------------|---|
| A. Location Map | J. LCP Land Capabilities & Natural Hazards |
| B. Aerial Imagery | K. LCP Habitats & Resources |
| C. Aerial Imagery | L. Appealable Areas |
| D. Topographical Map | M. Adjacent Parcels |
| E. Revised Site Map | N. Fire Hazard Zones & Responsibility Areas |
| F. Revised Elevations | O. Ground Water Resource Areas |
| G. Zoning Display Map | P. Highly Scenic & Tree Removal Areas |
| H. General Plan Classifications | Q. Local Soils |
| I. LCP Land Use Map 20: Elk | |

SUMMARY OF REFERRAL AGENCIES COMMENTS:

Assessors	No Comment
Building Division (FB)	No Response
Code Enforcement (Ukiah)	No Response
California Coastal Commission	No Response
California Dept. of Fish and Wildlife	No Response
Cloverdale Rancheria	No Response
CalFire - Resource Management	No Response
CALTRANS	No Response
Department of Transportation	No Comment
Elk Community Services District	Comments
Elk Community Fire District	No Response
Elk Community Water District	No Comment
Environmental Health (FB)	Comments
Planning Division (Ukiah)	Comments
Redwood Valley Rancheria	No Response
Sherwood Valley Rancheria	No Response

REFERENCES:

(MCC, 1991) Mendocino County Department of Planning and Building Services. October 1991. Mendocino County Zoning Code Coastal Zoning Code, Title 20 – Division II of the Mendocino County Code.





Mendocino County Department of Planning & Building Services. County of Mendocino Coastal Zone. LCP Map 20 – Elk [map]. 1985. Accessed July 3, 2019, at:
<https://www.mendocinocounty.org/government/planning-building-services/county-maps/coastal-zone-local-coastal-program-lcp-maps>.

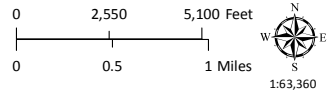
Mendocino County Department of Planning & Building Services. June 2011. Fire Hazard Zones & Fire Responsibility Areas [map]. Accessed July 3, 2019, at:
<https://www.mendocinocounty.org/government/planning-building-services/county-maps>.

Mendocino County Department of Planning & Building Services. March 2015. Coastal Ground Water Resources [map]. Accessed July 3, 2019, at:
http://www.co.mendocino.ca.us/planning/pdf/12x36_Coastal_Groundwater_Areas.pdf



CASE: CDP 2019-0008
 OWNER: BERNSTEIN, Robert
 APN: 127-181-02
 APLCT: Karen Chambers
 AGENT:
 ADDRESS: 5850 S. Hwy. 1, Elk

-  Major Towns & Places
-  Major Roads
-  Major Rivers
-  Highways

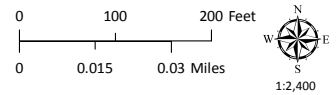


MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2019



CASE: CDP 2019-0008
OWNER: BERNSTEIN, Robert
APN: 127-181-02
APLCT: Karen Chambers
AGENT:
ADDRESS: 5850 S. Hwy. 1, Elk

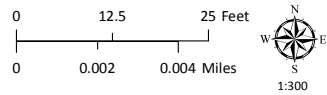
- Major Towns & Places
- Public Roads





CASE: CDP 2019-0008
OWNER: BERNSTEIN, Robert
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ADDRESS: 5850 S. Hwy. 1, Elk

Public Roads



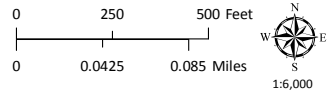
AERIAL IMAGERY
ATTACHMENT C

S HWY 1
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2019

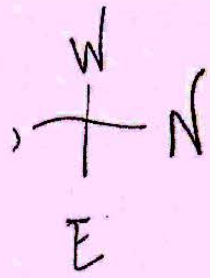


CASE: CDP 2019-0008
 OWNER: BERNSTEIN, Robert
 APN: 127-181-02
 APLCT: Karen Chambers
 AGENT:
 ADDRESS: 5850 S. Hwy. 1, Elk

- Major Towns & Places
- Private Roads
- Named Rivers
- Public Roads



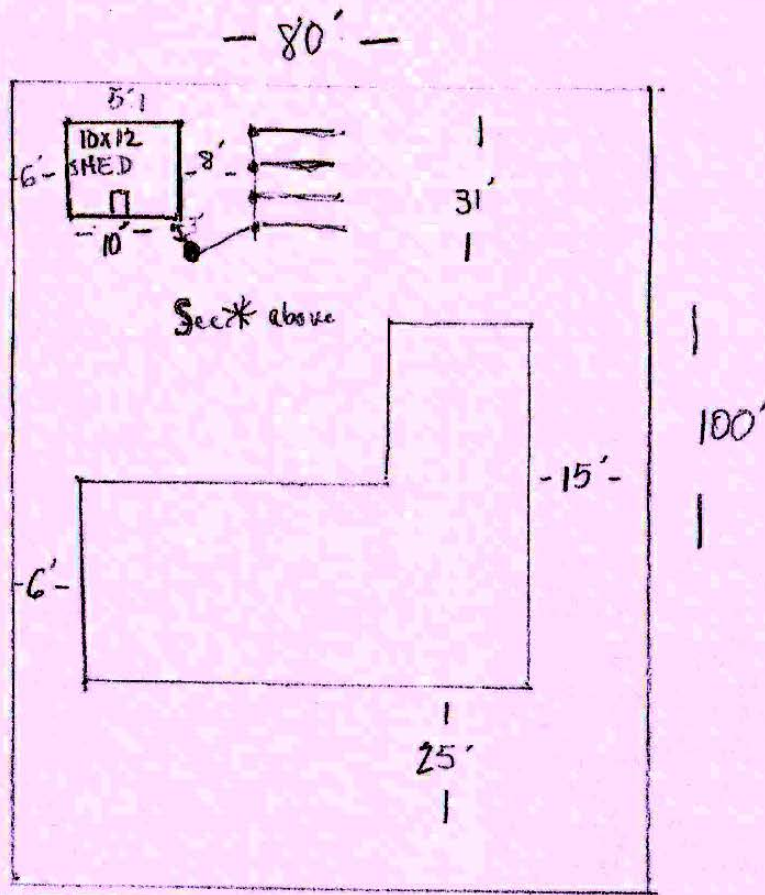
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET
 ATTACHMENT D



PLOT PLAN

Scale 1" = 20'

* Septic Riser is 3' from corner of SHED
the leach field is 8' from SHED



Elk P.D. road stop

5850 S. Highway 1

to Catholic Church

AP# 127-181-02
Robert Bernstein owner.
5850 S. Highway 1 Elk CA. 95432

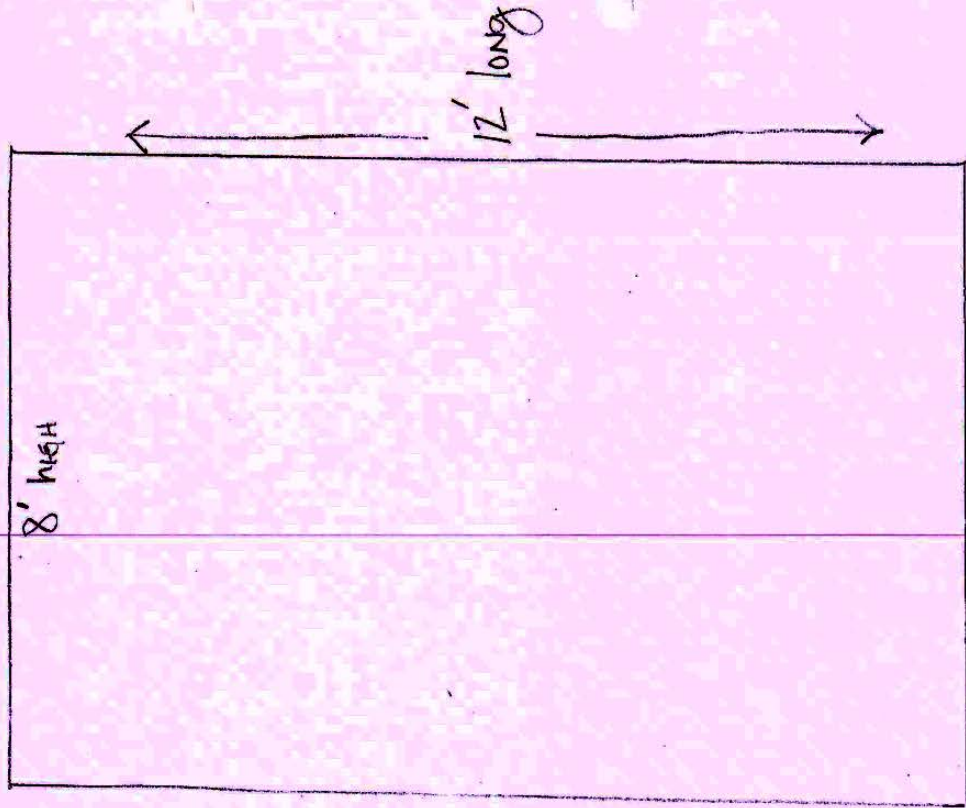
CASE: CDP 2019-0008
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AGENT:
ADDRESS: 5850 S. Hwy. 1, Elk

NO SCALE

REVISED SITE PLAN
ATTACHMENT E

W
+
N
—
E

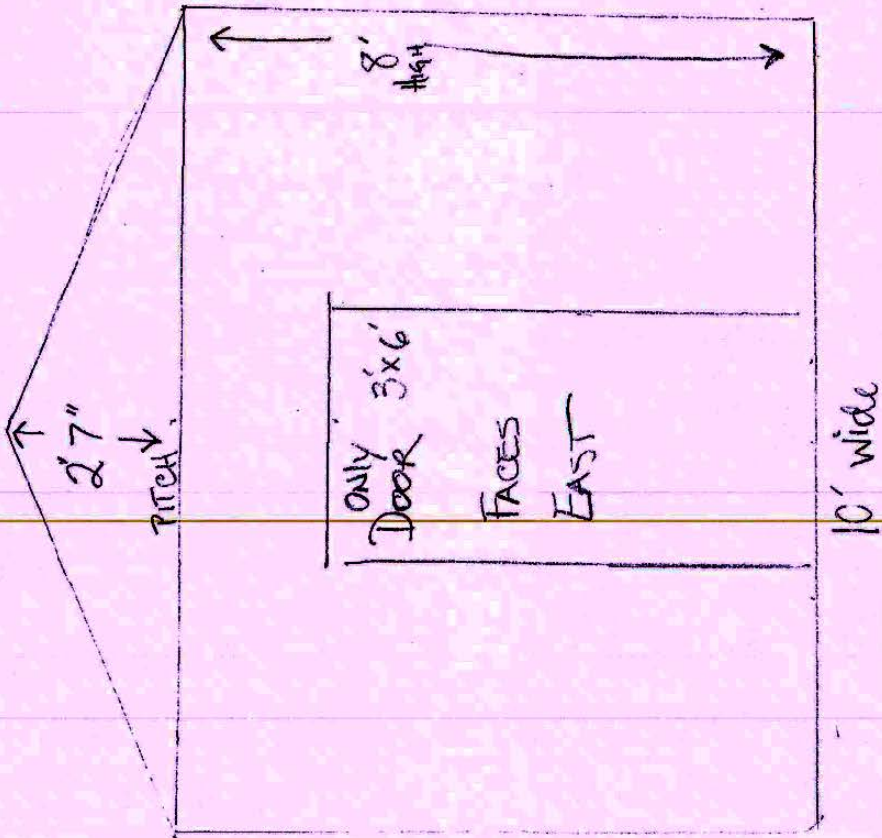
* The 12' long sides Face
North + South



* The 10' wide walls Face
East and West

W
+
N
—
E

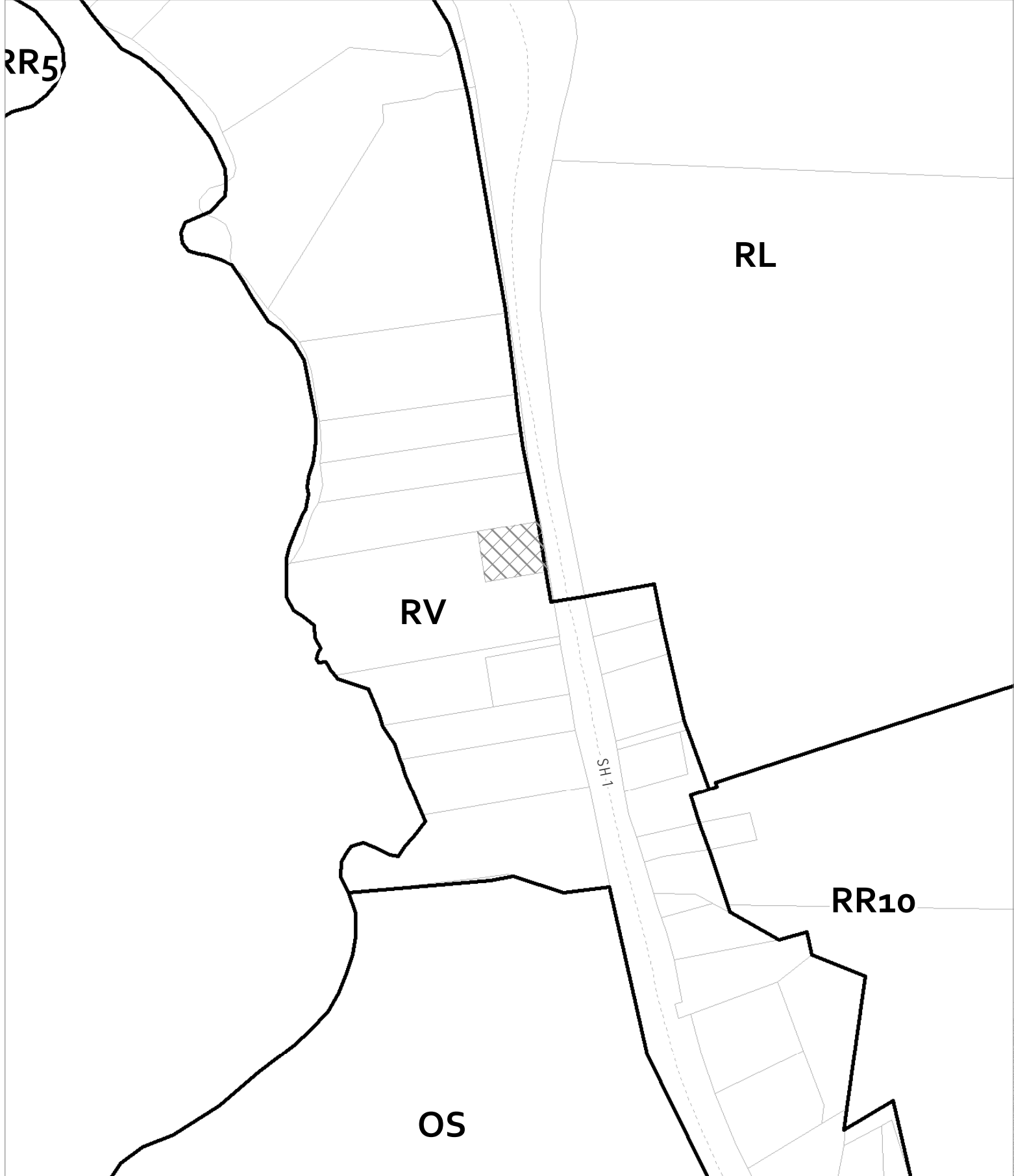
Scale 5" = 10'





CASE: CDP 2019-0008
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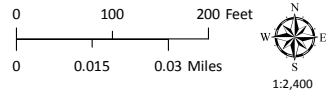
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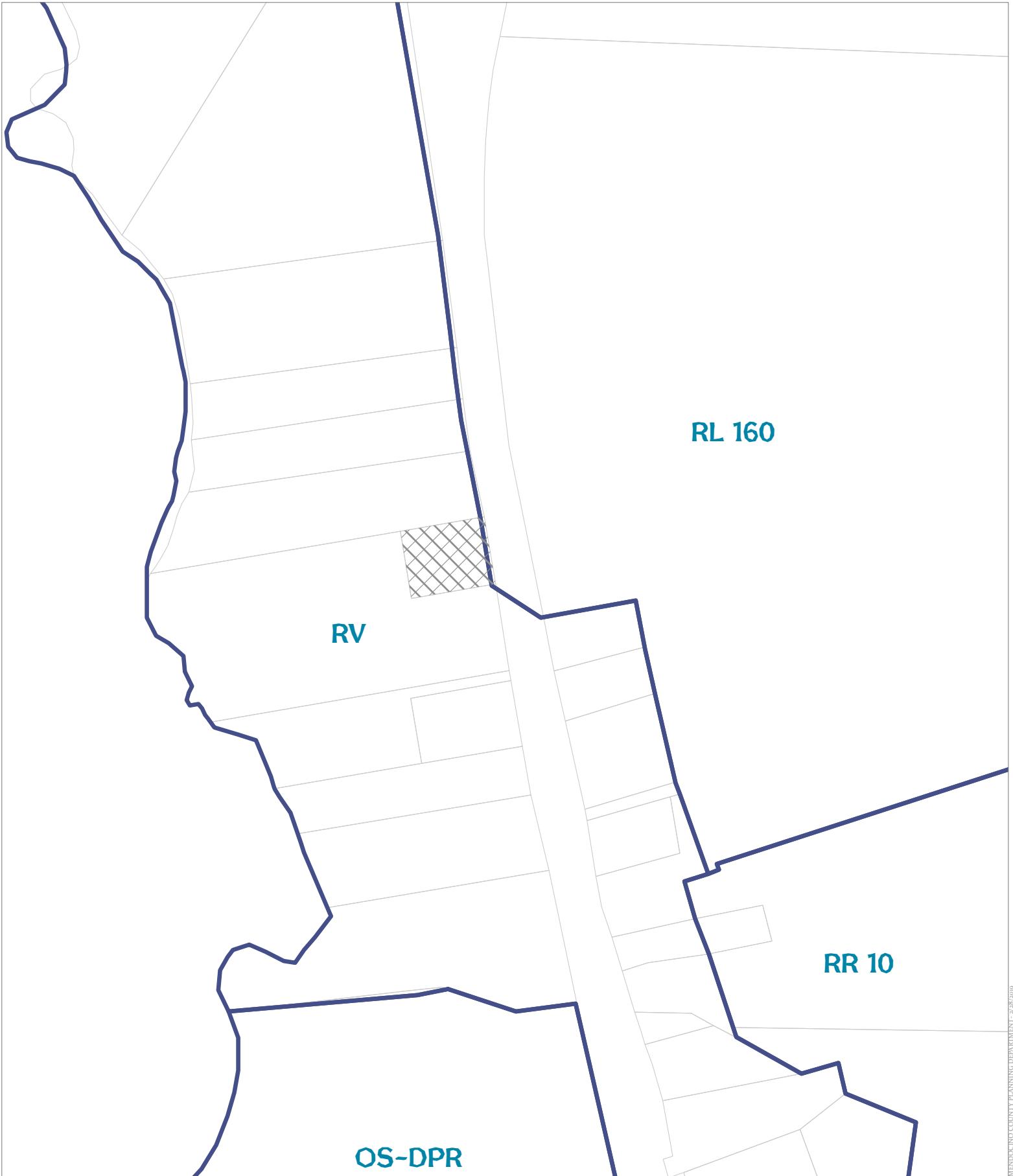
REVISED ELEVATIONS
ATTACHMENT F




CASE: CDP 2019-0008
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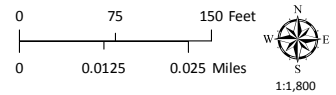
 Zoning Districts
 Public Roads

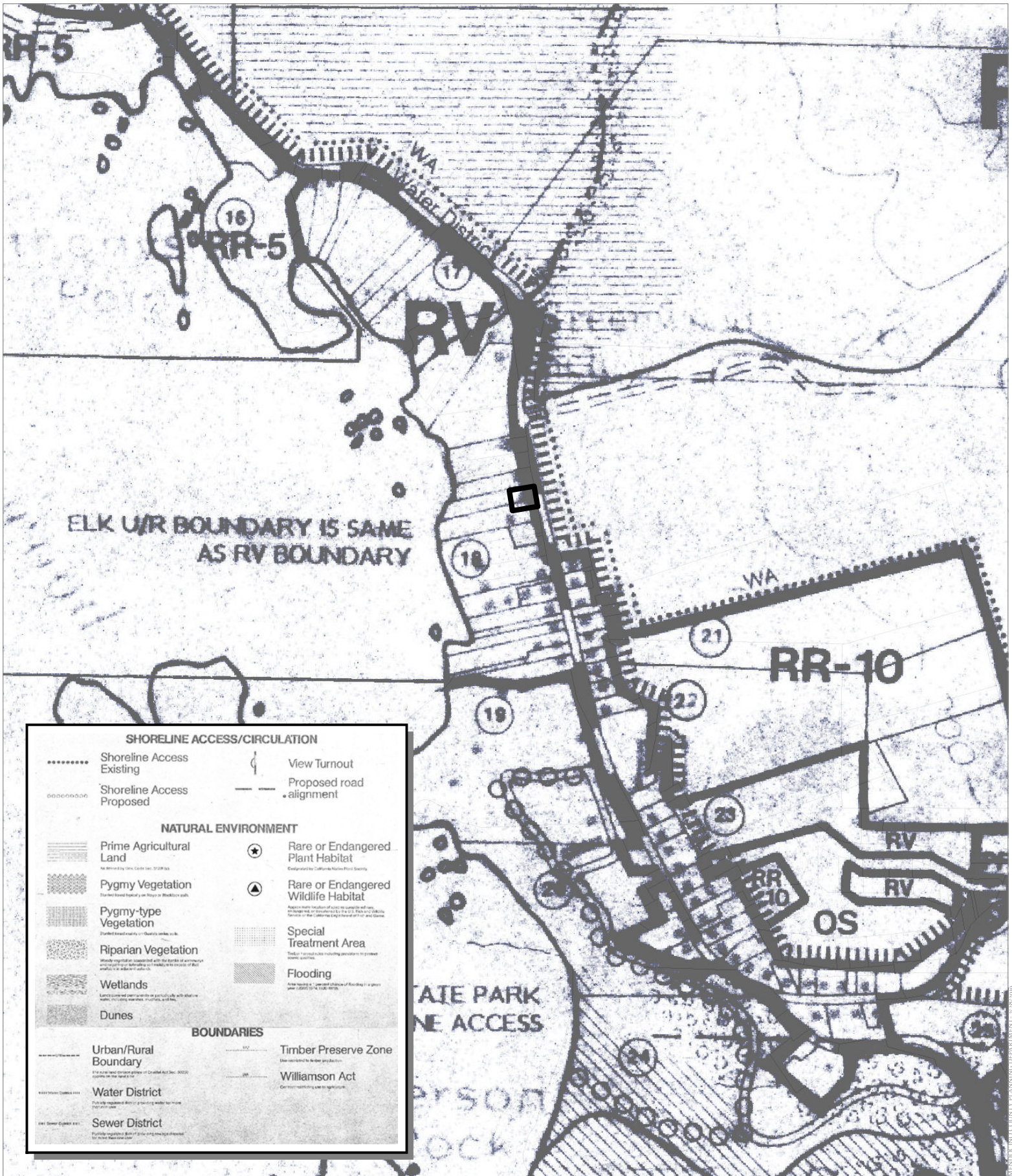




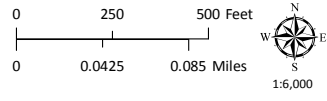
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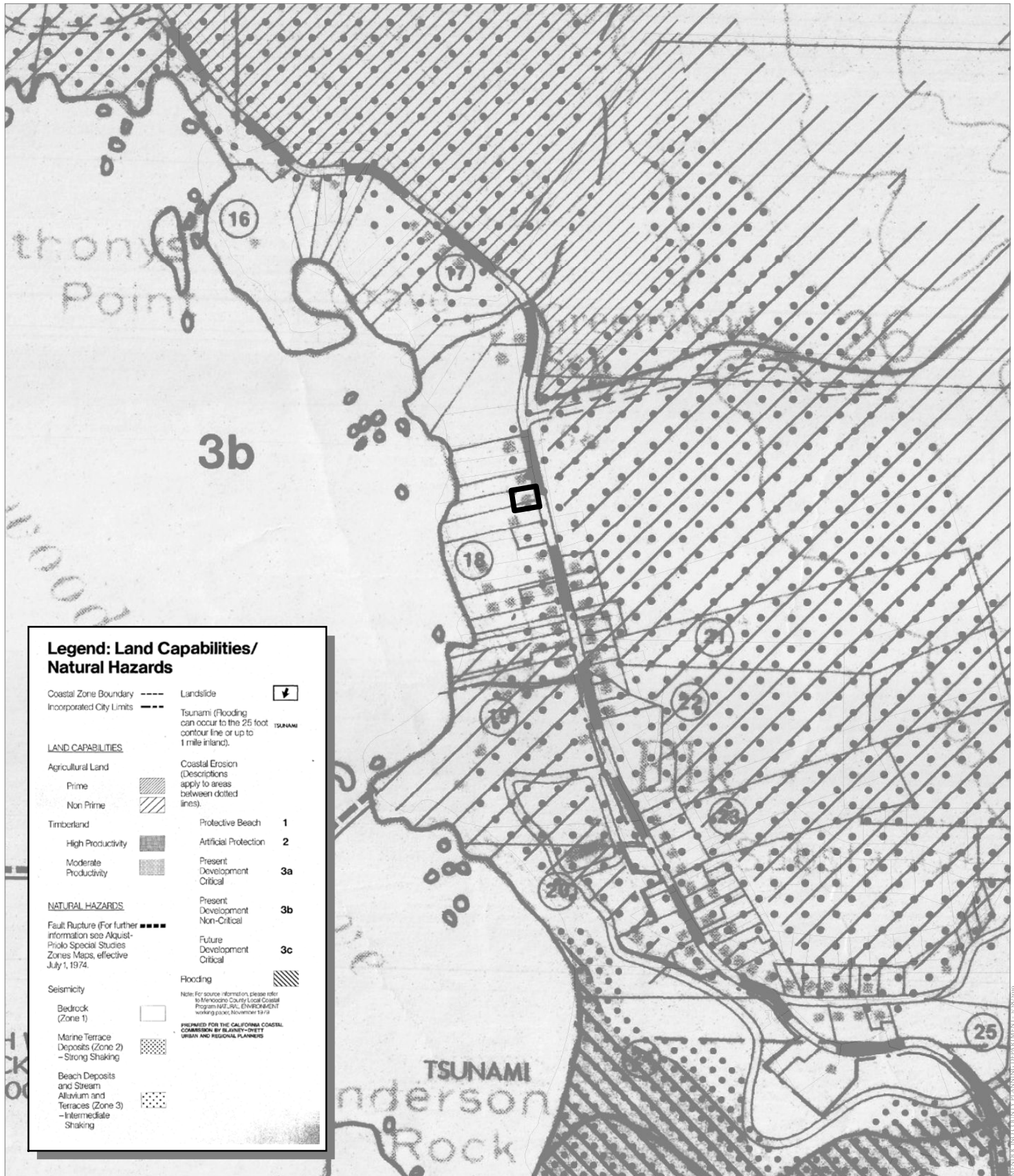
 General Plan Classes





CASE: CDP 2019-0008
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 ADDRESS: 5850 S. Hwy. 1, Elk





**Legend: Land Capabilities/
Natural Hazards**

Coastal Zone Boundary - - - - -
 Incorporated City Limits - - - - -


LAND CAPABILITIES

Agricultural Land




Prime 
 Non Prime 



Timberland
 High Productivity 
 Moderate Productivity 

NATURAL HAZARDS


Fault Rupture (For further information see Alquist-Philo Special Studies Zones Maps, effective July 1, 1974.) 

Seismicity

Bedrock (Zone 1) 
 Marine Terrace Deposits (Zone 2) - Strong Shaking 
 Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking 

Landslide 
 Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland.) 

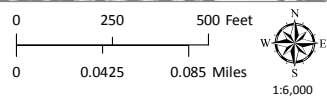
Coastal Erosion (Descriptions apply to areas between dotted lines).
 Protective Beach 1
 Artificial Protection 2
 Present Development Critical 3a
 Present Development Non-Critical 3b
 Future Development Critical 3c

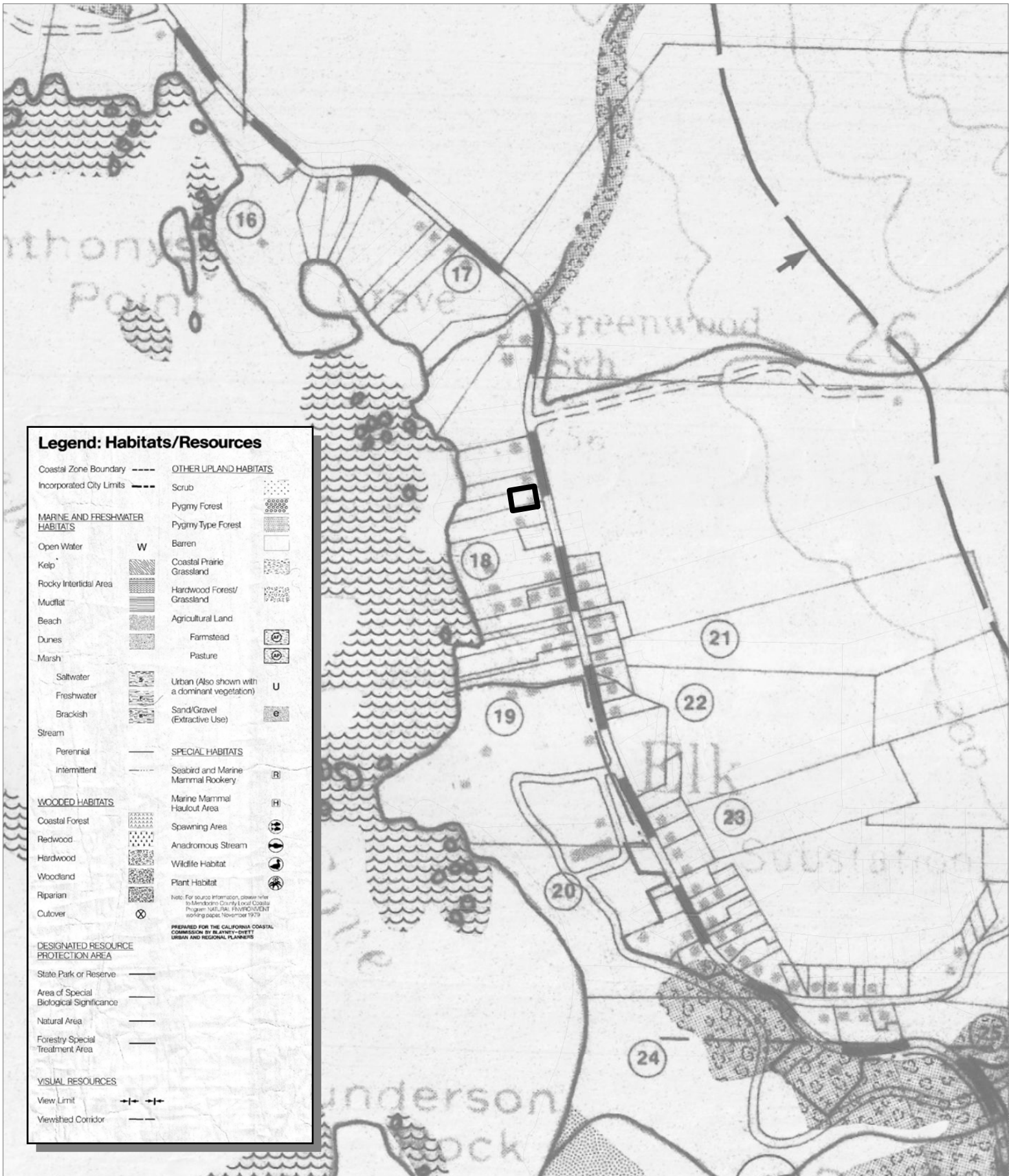
Flooding 

Note: For source information, please refer to Mendocino County Local Coastal Program (LCP) - LULU ENHANCEMENT working plan, November 1974.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY-SWETT URBAN AND REGIONAL PLANNERS

CASE: CDP 2019-0008
 OWNER: BERNSTEIN, Robert
 APN: 127-181-02
 APLCT: Karen Chambers
 AGENT:
 ADDRESS: 5850 S. Hwy. 1, Elk

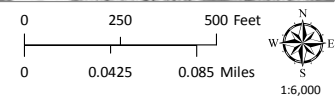




Legend: Habitats/Resources

- Coastal Zone Boundary - - - -
 - Incorporated City Limits - - - -
 - MARINE AND FRESHWATER HABITATS**
 - Open Water W
 - Kelp
 - Rocky Intertidal Area
 - Mudflat
 - Beach
 - Dunes
 - Marsh
 - Saltwater
 - Freshwater
 - Brackish
 - Stream
 - Perennial
 - Intermittent
 - WOODED HABITATS**
 - Coastal Forest
 - Redwood
 - Hardwood
 - Woodland
 - Riparian
 - Cutover
 - DESIGNATED RESOURCE PROTECTION AREA**
 - State Park or Reserve
 - Area of Special Biological Significance
 - Natural Area
 - Forestry Special Treatment Area
 - VISUAL RESOURCES**
 - View Limit
 - Viewshed Corridor
 - OTHER UPLAND HABITATS**
 - Scrub
 - Pygmy Forest
 - Pygmy Type Forest
 - Barren
 - Coastal Prairie
 - Grassland
 - Hardwood Forest/Grassland
 - Agricultural Land
 - Farmstead
 - Pasture
 - Urban (Also shown with a dominant vegetation) U
 - Sand/Gravel (Extractive Use) e
 - SPECIAL HABITATS**
 - Seabird and Marine Mammal Rookery B
 - Marine Mammal Haulout Area H
 - Spawning Area
 - Anadromous Stream
 - Wildlife Habitat
 - Plant Habitat
- Note: For source information, please refer to Mendocino County Local Coastal Program, Natural Resource Inventory working paper, November 1979.
- PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINE-OVETT URBAN AND REGIONAL PLANNERS

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**Post LCP Certification
Permit and Appeal Jurisdiction
County of Mendocino**

Permit Jurisdiction
This area includes only lands below the mean high tide line and lands where the public trust may exist.

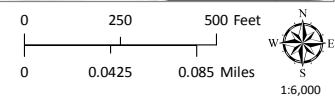
Appeal Jurisdiction
This area includes lands between the sea and the diagonal line of public trust extending the sea or 300' from the inland extent of any beach or of 300' mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 150' of streams and wetlands and lands within 300' of the top of the seaward face of coastal bluff.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. 6303-1301, and 630303025 and 63025. In addition, developments may also be approvable pursuant to P.R.C. 630603028, 6304, and 63055. If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and interpretation. This area may be modified as appropriate and may not include all lands where post-LCP certification permits and appeal jurisdiction is retained by the Commission.

0 1000 3000 5000 6266'

FEET

CASE: **CDP 2019-0008**
 OWNER: **BERNSTEIN, Robert**
 APN: **127-181-02**
 APLCT: **Karen Chambers**
 AGENT:
 ADDRESS: **5850 S. Hwy. 1, Elk**



MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2019

127-170-10
JANICE HUSMAN
RV40K 0 A±

127-170-11
UNIFIED MENDOCINO
RV40K 0 A±

127-170-07
CATHOLIC ROMAN
RV40K 0 A±

127-170-05
WILLIAM MCKENZIE
RV40K 0 A±

127-170-06
EUGENE SEGHEISIO
RV40K 0 A±

127-181-01
CHARLES BUCHANAN
RV40K 0 A±

127-181-02
ROBERT BERNSTEIN
RV40K 0 A±

127-181-15
MICHAEL WHITEHURST
RV40K 0 A±

127-181-16
JOHN MURRAY
RV40K 0 A±

127-181-05
RANCHERIA JACKSON
RV40K 0 A±

127-181-06
RANCHERIA JACKSON
RV40K 0 A±

127-181-12
RANCHERIA JACKSON
RV40K 0 A±

127-181-14
RANCHERIA JACKSON
RV40K 0 A±

127-150-01
RICHARD MITCHELL
RL160 86.2 A±

127-182-01
TELEPHONE PACIFIC
RV40K 0.15 A±

127-182-02
JEAN DUVIGNEAUD
RV40K 0 A±

127-182-03
KIRK HANDLEY
RV40K 0 A±

127-182-17
KIRK HANDLEY
RV40K 0 A±

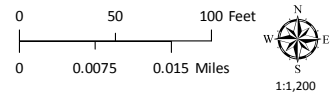
127-182-04
COMMUNITY GREENWOOD
RV40K 0 A±

127-182-16
RANCHERIA JACKSON
RV40K 0 A±

127-182-19
BRUCE WOLFE
RV40K 0.1 A±

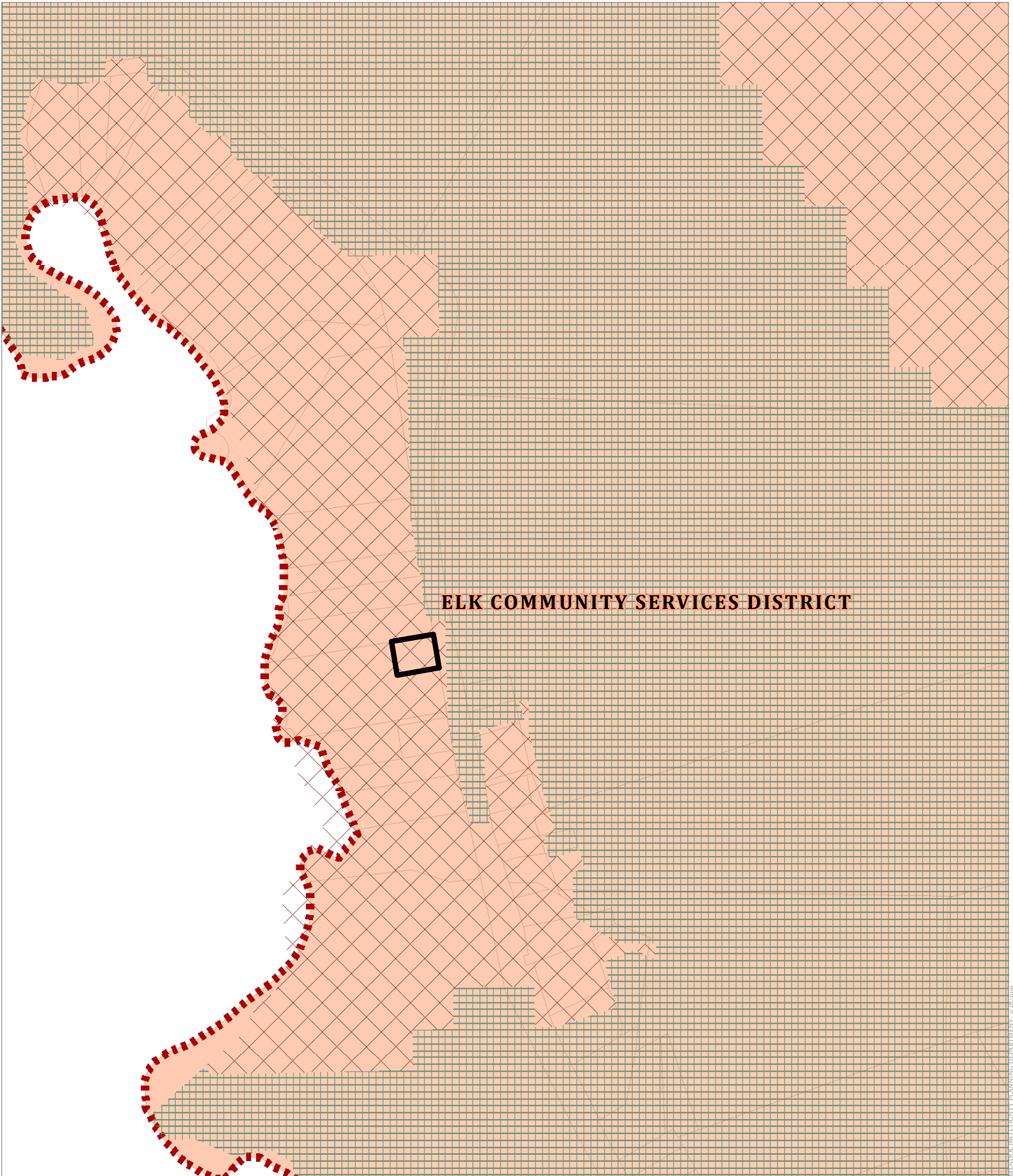
127-182-20
BRUCE WOLFE
RR40 0.08 A±

CASE: CDP 2019-0008
OWNER: BERNSTEIN, Robert
APN: 127-181-02
APLCT: Karen Chambers
AGENT:
ADDRESS: 5850 S. Hwy. 1, Elk





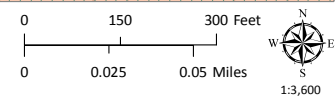
ADJACENT PARCELS
ATTACHMENT M

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2019



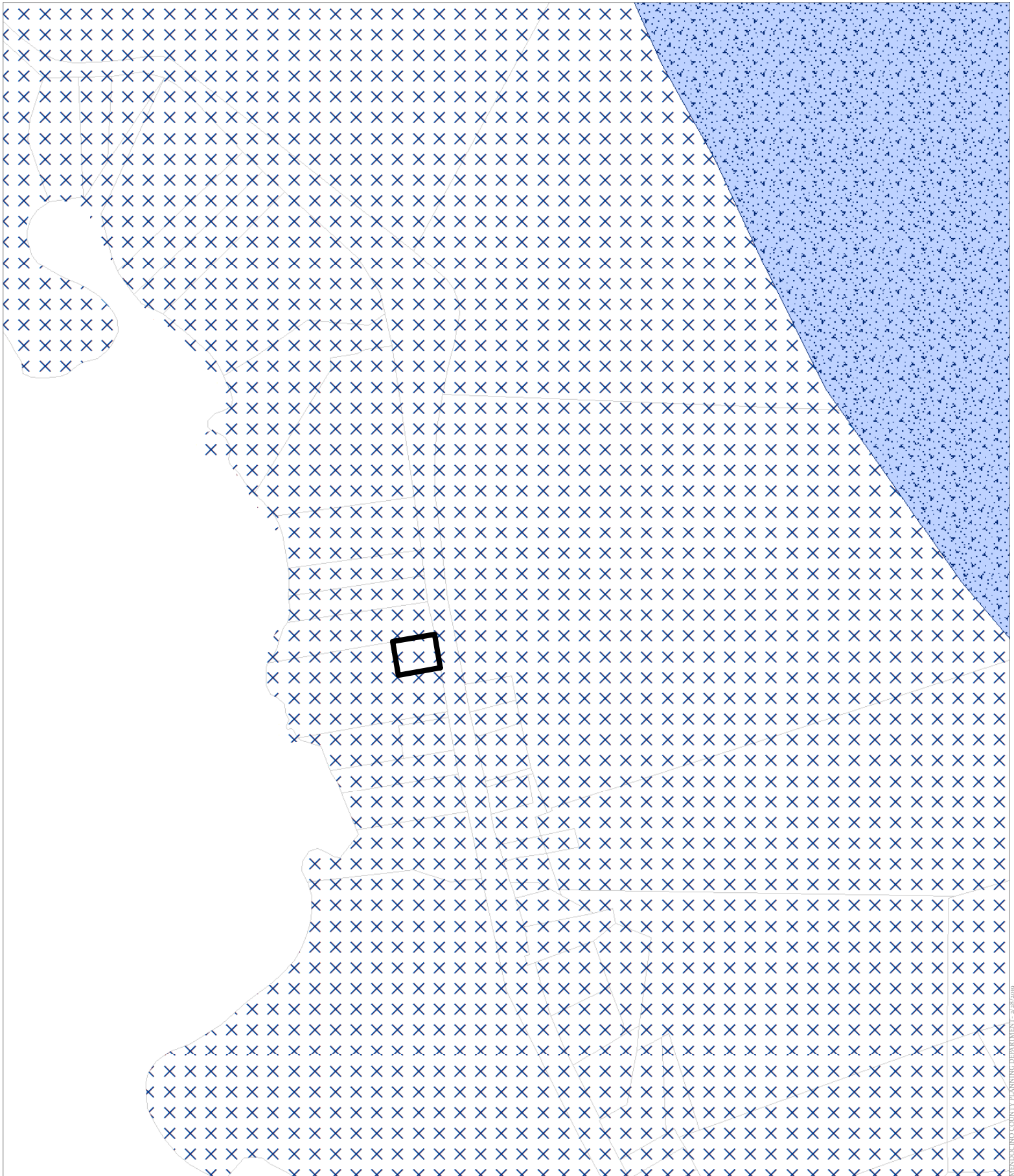
CASE: CDP 2019-0008
 OWNER: BERNSTEIN, Robert
 APN: 127-181-02
 APLCT: Karen Chambers
 AGENT:
 ADDRESS: 5850 S. Hwy. 1, Elk

-  High Fire Hazard
-  Moderate Fire Hazard
-  Fire Stations
-  County Fire Districts





FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

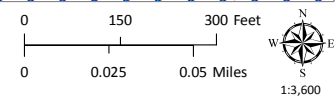
HENNINGSON COUNTY PLANNING DEPARTMENT - 2/28/2019

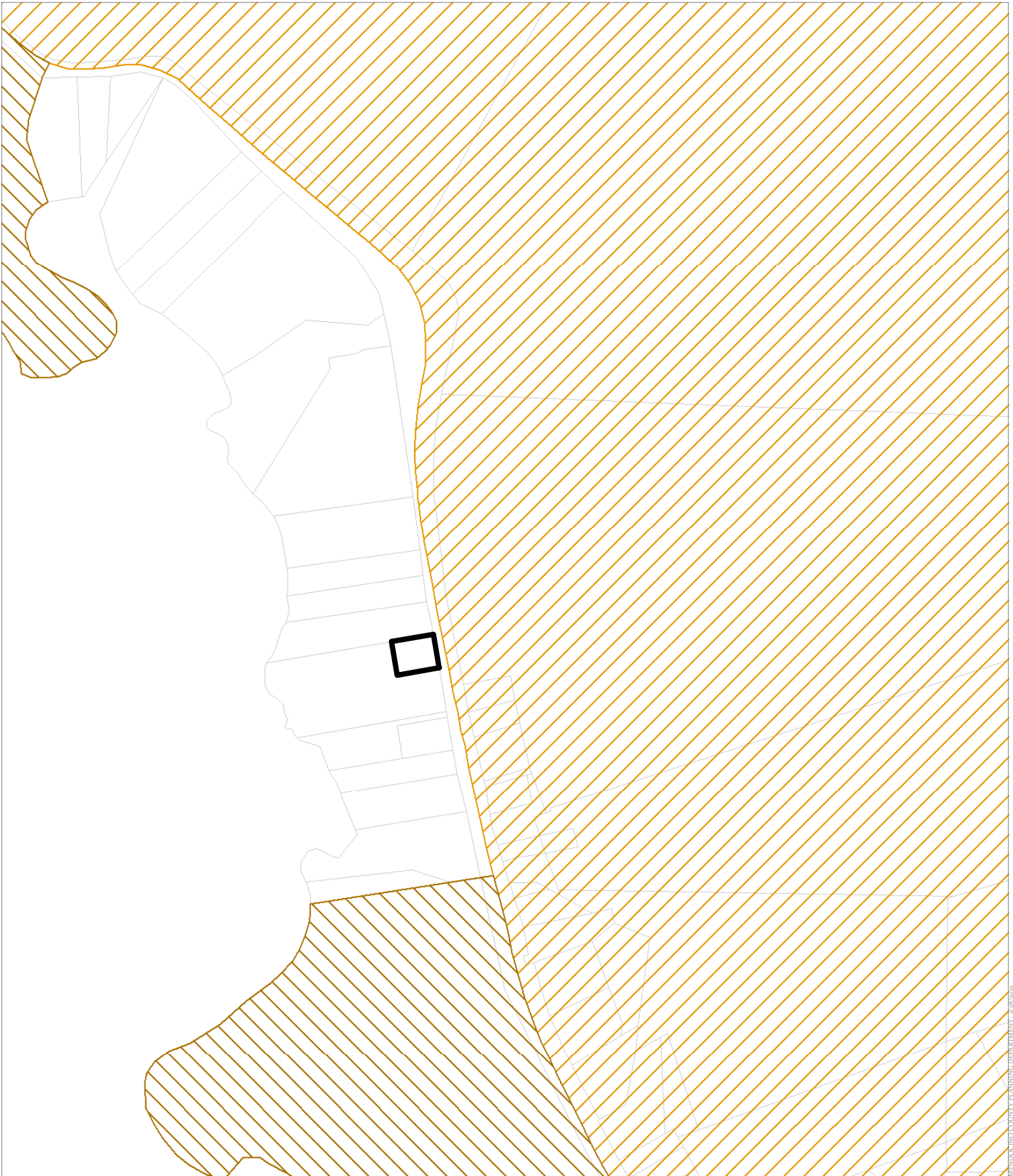


MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2019



CASE: CDP 2019-0008
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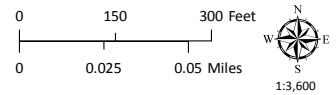
-  Critical Water Areas
-  Critical Water Resources Bedrock





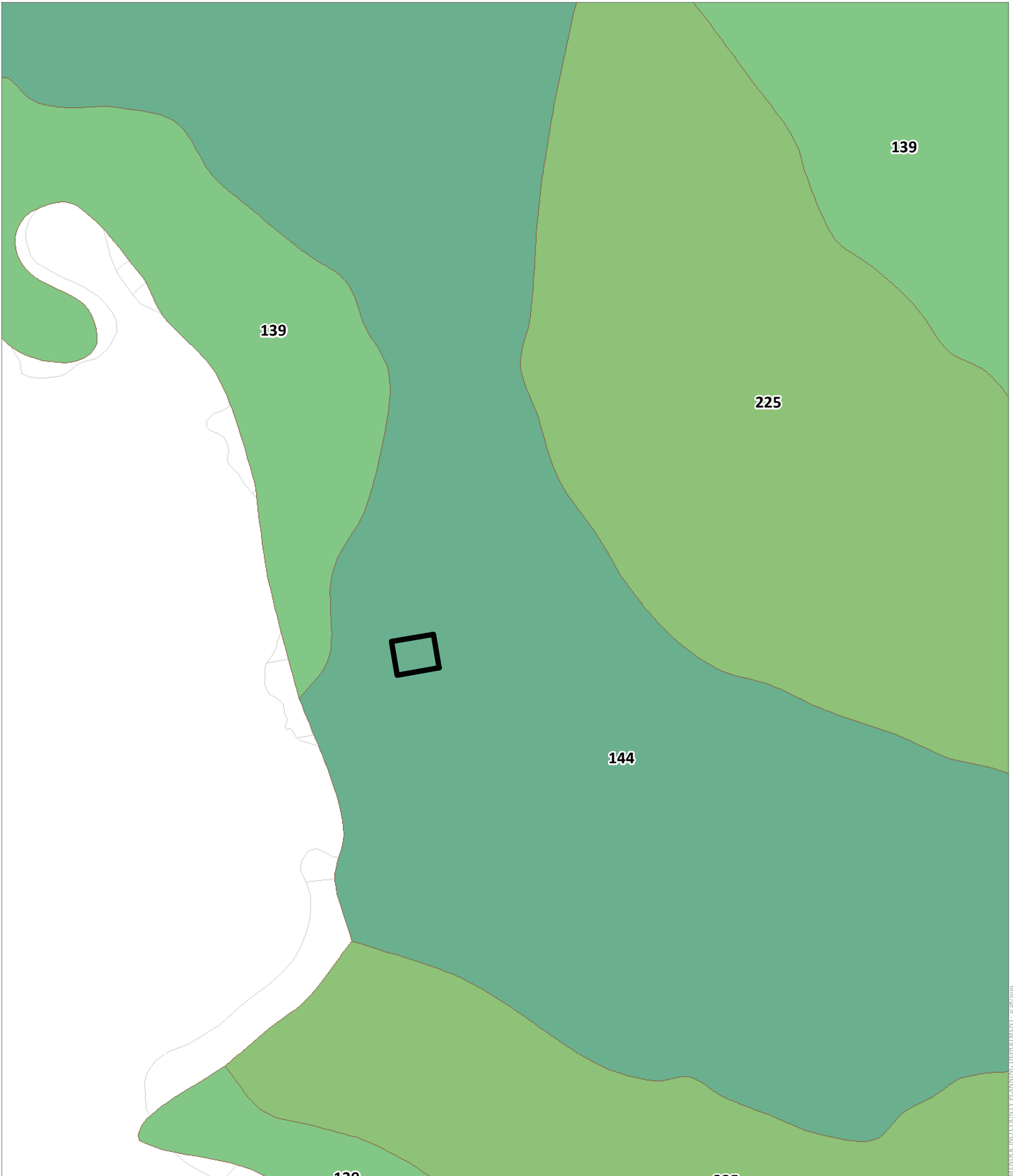
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-  Highly Scenic Area
-  Highly Scenic Area (Conditional)



HIGHLY SCENIC & TREE REMOVAL AREAS
 ATTACHMENT P

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2019



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 Western Study Soil Types

